

## SCHEDULE OF SUBMISSIONS

No	ADDRESS	NATURE OF SUBMISSION	COMMENT	RECOMMENDATION
<b>GOVERNMENT AGENCY SUBMISSIONS</b>				
1.	Department of Fire and Emergency Services South West Highway, Bunbury WA 6230	<p>State Planning Policy 3.7 (SPP 3.7) defines minor development as: “applications in residential built-out areas at a scale which may not require full compliance with the relevant policy measures. Classes of development considered under this definition, with the exclusion of applications for unavoidable development, are:</p> <ul style="list-style-type: none"> <li>• a single house on an existing lot 1,100m<sup>2</sup> or greater;</li> <li>• an ancillary dwelling on a lot of 1,100m<sup>2</sup> or greater; and</li> <li>• <u>change to a vulnerable land use in an existing residential development.”</u></li> </ul> <p>The child care centre/educational establishment land use is a form of development at a scale consistent with that of a typical existing residential dwelling, DFES supports the development being considered ‘minor’ and referral to DFES is not required. Given there is limited ability to influence location, siting and design, access, water or building construction standards for existing residential development, DFES provide limited comment as below. Please refer to the <i>Guidelines for Planning in Bushfire Prone Areas</i> (Guidelines) Section 5.5.1.1 ‘Residential-Based Land Uses Considered Minor Development’ for further detail regarding the above.</p> <ul style="list-style-type: none"> <li>• The BMP must detail the enforceable</li> </ul>	<p>Noted The City disagrees with DFES assertion that the development is a ‘minor development’ as it is located in an Agriculture zone and is catering for up to 100 children plus 15 staff. It is therefore clearly not a scale consistent with that of a residential dwelling and is a vulnerable landuse.</p> <p>Whilst disagreeing with the DFES characterisation of the proposal as a minor development the City has reviewed the BMP and EEP and is satisfied that it generally complies with the requirements of SPP3.7 and the Guidelines for Planning in Bushfire Prone Areas.</p>	<p>The BMP and EEP to be endorsed as part of the suite of development plans to be approved.</p>

## SCHEDULE OF SUBMISSIONS

		<p>mechanism used to achieve vegetation exclusions noted i.e. Shire fire break notice Rural Residential Category 6 requirements;</p> <ul style="list-style-type: none"> <li>• Additionally, A3.8 of the Guidelines is applicable for the subject land and must be detailed in the BMP;</li> <li>• Fire hydrant infrastructure is available to the property and the BMP should reflect this.</li> </ul> <p>As a vulnerable land use, and in accordance with 6.6.1 of SPP 3.7, an Emergency Evacuation Plan (EEP) should be developed. It is recommended that further consideration be given to the Guidelines (Version 1.3) Section 5.5.2 'Developing a Bushfire Emergency Evacuation Plan'. This contains further detail in regard to what an EEP should include and will ensure the appropriate content is detailed when finalising the EEP for endorsement of the Shire. The EEP can then influence the appropriate bushfire management measures to reduce vulnerability, and minimise the threat of bushfire to people and the site itself.</p> <p>It is for the Shire to endorse the EEP, therefore this can be undertaken without further referral to DFES.</p>		
2.	<p>Department of Health PO Box 8172 Perth Business Centre WA 6849</p>	<p><b>Water Supply Wastewater Disposal</b> The proposed development is required to be in accordance with the draft <i>Country Sewerage Policy</i>.</p>	Noted	<p>Advice notes to be included on determination notice to advise of Environmental</p>

## SCHEDULE OF SUBMISSIONS

		<p>For on-site wastewater disposal systems to be approved, a site specific detailed 'site-and-soil evaluation' (SSE) is required to:</p> <ul style="list-style-type: none"> <li>• determine appropriate density</li> <li>• select and size treatment/onsite wastewater management system; and</li> <li>• identify management and monitoring options</li> </ul> <p>The development is to have access to a sufficient supply of potable water that is of the quality specified under the <i>Australian Drinking Water Quality Guidelines 2011</i>.</p> <p><b>Health (Miscellaneous Provisions) Act and Food Act Requirements</b> All food related aspects (Kitchens, Lunchroom, etc.) to comply with the provisions of the <i>Food Act 2008</i> and related code, regulations and guidelines.</p> <p><b>Medical Entomology</b> The proposal is located in an area that is prone to mosquito prevalence particularly if wetlands are in the vicinity. A mosquito management plan is required and should be implemented prior to the occupation of the development.</p>	<p>Noted</p> <p>Noted</p> <p>Advice noted</p>	<p>Health requirements for water supply, effluent disposal and Food Act compliance and that further approvals may be required through the City Health Services</p> <p>Condition requirement for a mosquito management plan.</p>
<b>PUBLIC SUBMISSIONS</b>				
1.	T & J Jurat 453 Rendezvous Rd, Vasse	<p>1. <u>Traffic concerns</u> The most recent traffic counts for Rendezvous Rd are a number of years old and when indexed at 4% per year results in 565 cars per day and were taken prior to the Woods, Heron Lake and Nash Drive subdivisions being built.</p>	<p>Noted. Discussed within the officer comment section</p>	<p>That the submission be noted.</p> <p>Consideration be given to a condition limiting the permitted days and</p>

## SCHEDULE OF SUBMISSIONS

		<p>The proposal will at its peak hour generate 40 trips/one trip per 1.5 mins. This coincides with the peak period for all traffic including buses and other cars on Rendezvous Rd. Access and egress is proposed to be from a driveway without a slip lane.</p> <p>The speed limit on this section of road is 80km/h.</p> <p>Dispute the traffic impact assessment conclusion that there will be "light impact upon the local traffic network, with negligible impact on the greater road network.</p> <p>2. <u>Noise and other amenity concerns</u> Proposed capacity of the development is 100 children. Any night time functions or parent meetings will increase noise impacts, security lights and litter impact on the surrounding environment, with impacts beyond weekdays.</p>		hours of operation.
2.	S & S Williamson 420 Rendezvous Road, Vasse	<p>1. <u>Noise and other amenity concerns</u> Have previously lived near a childcare centre and expect increased noise from children, buses, cars, school bells/sirens. Bought a Rural Residential property for a quieter life and feel this is not the right location for this establishment.</p> <p>Afterhours events that would be held here impacting the neighbours also need to be considered. Extreme traffic and noise with events such as fetes, busy bees, parent nights</p>	Noted Discussed within the officer comment section	That the submission be noted.  Consideration be given to a condition limiting the permitted days and hours of operation.

## SCHEDULE OF SUBMISSIONS

		<p>etc which would be open to the public (unlimited cars and people attending), this makes all of our issues stated above not just a Mon – Fri problem.</p> <p>The property containing a variety of animals will contribute further to noise issues impacting on neighbouring properties.</p> <p>2. <u>Traffic concerns</u></p> <p>Increased traffic directly opposite our driveway is a major concern for us. There would be a constant stream and increase in traffic all day with drop off and pickup. We feel it would create chaos having another busy entrance directly opposite the Woodswallow Drive entrance, where there is already a lot of traffic flowing in and out of this large subdivision, especially as this is their only entry and exit road. Having another busy entrance opposite us would definitely affect us from entering and leaving our driveway easily and safely.</p> <p>If there is inadequate parking at the centre, we don't want cars parked out the front of our property, on the reserve or lining up on the road, which they may very well do, seeing as there is no slip-lane entrance into this property.</p> <p>Dispute the findings of the traffic impact assessment report that rendezvous Rd has a</p>		
--	--	--	--	--

## SCHEDULE OF SUBMISSIONS

		<p>low traffic volume, the traffic volume has increased significantly in the last 10 years that have lived here and includes heavy trucks.</p> <p>3. <u>Environmental concerns</u> Concerned that there will be significant clearing to achieve access/egress sightlines and for carpark area.</p>		
3.	W & D Barnett 411 Rendezvous Road, Vasse	<p>Long term resident of 10 years and have noticed increased traffic with development of subdivisions increase in this time has been marked with school bus pick up and drop offs, the increase in Kangaroo movement since the developments have pushed them toward the bush away from residential areas. Local trucking business moving their vehicles and also local resident traffic. The speed limits are still from 80km to 100 km per hour.</p> <p>Not against progress but ardently against this development and the traffic increase and disruption to this area. The road is definitely not equipped to handle this continual increase and it is absolutely not wide enough for safe entry and exit. This is something we as residence have constantly need to be vigilant of.</p>	<p>Noted. Discussed within the officer comment section</p>	<p>That the submission be noted.</p>
4.	C & C Ryan 422 Rendezvous Road Vasse	<p>1. <u>Noise and other amenity concerns</u> Proposed capacity of 100 children plus staff will result in constant noise intrusion. This property is to contain different varieties of animals, the noise and health factor must be considered. Additional to the advised operating hours other events outside of these hours would be hosted and would</p>	<p>Noted Discussed within the officer comment section.</p>	<p>That the submission be noted.</p> <p>Consideration be given to a condition limiting the permitted days and hours of operation.</p>

## SCHEDULE OF SUBMISSIONS

	<p>need to be added to the noise factor, such as weekend and night time functions.</p> <p>Consider the size of the proposed development is too large.</p> <p>Concerned about security lighting being used at night.</p> <p>Concerned about litter being generated by the development as is often generated by a school.</p> <p>2. <u>Traffic</u> Rendezvous Road does not handle high speeds and heavy traffic well and safety is an issue.</p> <p>Currently, there is a slip lane accessing the Woods Estate but it is still unsafe due to the speed limit along the road and the width of the road. The current speed limit of 80 km/h is too fast for the high volume of traffic as well as trucks and buses turning off into the proposed development, there is no slip lane to accommodate turning vehicles, which is dangerous.</p> <p>If parking within 431 Rendezvous Road does not cope with the demands of the development traffic may parking front of our residence which would greatly impact our lifestyle. We do not wish to have cars parked at the front of our property as this will stress our pets and us.</p> <p>3. <u>Environmental concerns</u></p>		
--	--	--	--

**SCHEDULE OF SUBMISSIONS**

		<p>Is Rendezvous Road to be upgraded ie widened and roadside existing established trees to be removed? If the road is widened and trees removed it will leave our property very exposed.</p> <p>Cars parking on the existing native vegetation will have a severe environmental impact.</p>		
--	--	---	--	--